

ABPL40009 Property Development

Credit Points:	12.50									
Level:	4 (Undergraduate)									
Dates & Locations:	This subject is not offered in 2013. Students are advised to check the timetable for this subject as it may be taught intensively and/or involve contact time over several days.									
Time Commitment:	Contact Hours: 36 hours: 1 x 2-hour lecture per week; 1 x 1-hour tutorial per week Total Time Commitment: 120 hours									
Prerequisites:	<p>Either</p> <p><u>702-115 Introduction to Property</u> (../view/2008/702-115)</p> <p>OR</p> <p><u>702-115 Property 1</u> (../view/2008/702-115)</p> <p>OR</p> <p><u>702-211 Income Property Analysis</u> (../view/2008/702-211)</p> <p>OR</p> <p><u>702-361 Construction Cost Planning</u> (../view/2008/702-361)</p>									
Corequisites:	None									
Recommended Background Knowledge:	Time value of money, fundamentals of financial analysis, or research skills.									
Non Allowed Subjects:	<p>The below disallowed subjects were formerly known as:</p> <p>702-418/659 Land Economy</p> <p>702-418/659 Property Development and Investment</p> <p>Students who have completed any of the above or below subjects are not eligible to enrol in this subject.</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Study Period Commencement:</th> <th>Credit Points:</th> </tr> </thead> <tbody> <tr> <td>ABPL40009 Property Development</td> <td>Not offered 2013</td> <td>12.50</td> </tr> <tr> <td>ABPL90026 Property Development</td> <td>Not offered 2013</td> <td>12.50</td> </tr> </tbody> </table>	Subject	Study Period Commencement:	Credit Points:	ABPL40009 Property Development	Not offered 2013	12.50	ABPL90026 Property Development	Not offered 2013	12.50
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Core Participation Requirements:	<p><p>For the purposes of considering request for Reasonable Adjustments under the Disability Standards for Education (Cwth 2005), and Student Support and Engagement Policy, academic requirements for this subject are articulated in the Subject Overview, Learning Outcomes, Assessment and Generic Skills sections of this entry.</p> <p>It is University policy to take all reasonable steps to minimise the impact of disability upon academic study, and reasonable adjustments will be made to enhance a student's participation in the University's programs. Students who feel their disability may impact on meeting the requirements of this subject are encouraged to discuss this matter with a Faculty Student Adviser and Student Equity and Disability Support: http://services.unimelb.edu.au/disability</p></p>									
Contact:	<p>Environments and Design Student Centre Ground Floor, Baldwin Spencer (building 113)</p> <p>Enquiries Phone: 13 MELB (13 6352) Website: http://www.msd.unimelb.edu.au (http://www.msd.unimelb.edu.au)</p>									
Subject Overview:	This subject aims to give students the knowledge and skills to be able to operate as a property, design or construction professional in the area of development advice and decision-making in property development. It comprises: the development process and the major players; time value of money; the decision to build; property market research and analysis; appreciation of									

	investment and market valuation methods; development appraisal including residual analysis and cash flow modelling; price and worth; risk, return and risk analysis.
Objectives:	<p>On completion of the subject students should be able to:</p> <ul style="list-style-type: none"> # understand the important factors influencing the decision to build and develop a property; # place property in the context of business organizations, property, urban planning, design, construction and quantity surveying # identify a site or property suitable for a major property development; # complete a development appraisal for a major property development; # model property development cash flow; # apply industry standard software to the development process; # evaluate the viability of property development proposals.
Assessment:	One end of semester three-hour examination (50%) and assignments totally not more than 5000 words (50%).A minimum mark of 40% must be achieve in the examination in order to pass the subject.
Prescribed Texts:	None
Breadth Options:	This subject is not available as a breadth subject.
Fees Information:	Subject EFTSL, Level, Discipline & Census Date, http://enrolment.unimelb.edu.au/fees
Generic Skills:	<p>On completion of the subject students should have developed the following skills and capabilities:</p> <ul style="list-style-type: none"> # professional/industry communication; # team working; # analytical and problem solving skills; # experience of industry software applications.
Notes:	Formerly available as 702-418/702-659 Land Economy and 702-418/702-659 Property Development and Investment. Students who have completed 702-418/702-659 are not eligible to enrol in this subject.
Related Course(s):	Bachelor of Property and Construction